



# Maurice Way

Asking price of £750,000

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# Maurice Way

## Marlborough

- Five Generous Bedrooms
- Large Kitchen/Dining Room
- Detached Garage

### Property Description

This impressive five-bedroom detached townhouse boasts a detached garage, a charming enclosed garden, and private parking, situated on the desirable eastern edge of Marlborough town. Spread across three floors, this delightful residence offers abundant light and adaptable living spaces. The welcoming entrance hall leads to a spacious dual-aspect sitting room featuring a stunning focal fireplace and elegant wooden flooring. The well-equipped kitchen/dining room is adorned with a fine array of units and boasts a magnificent large glazed bay window, complemented by French doors opening onto the adjacent patio, providing ample space for dining. Additionally, there's a convenient utility room and a cloakroom on this level.

The first floor reveals a master bedroom complete with built-in cupboards and an en suite shower room, alongside two further generously-sized bedrooms and a family bathroom, all accessed from a luminous and airy landing.

The second floor accommodates two more sizable bedrooms and a shower room.



## Outside

The property is accessed via a gated drive leading to a detached single garage with adjacent storage space. Its enclosed garden is predominantly lawn, complemented by carefully manicured shrub and herbaceous borders. It has an olive tree and plentiful eating apples, red currants, and blackcurrants. A sun terrace at the rear offers a picturesque setting for outdoor entertaining. Opposite the property is a communal green space, adorned with mature trees.

## Location

Nestled on the eastern edge of Marlborough town, Maurice Way enjoys a prime location within this historic market town which offers convenient access to both the town center and the picturesque Savernake Forest. Marlborough itself is a vibrant market town nestled within the breathtaking landscapes of an Area of Outstanding Natural Beauty.

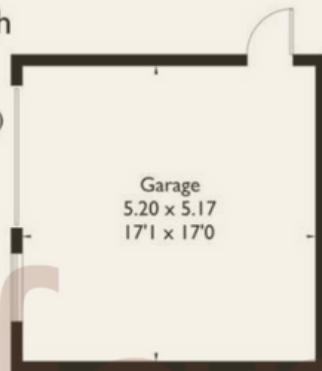
Residents enjoy a wealth of local amenities, including charming local shops, an independent cinema, major retailers, and supermarkets. The town also boasts a selection of acclaimed restaurants, including the renowned Rick Steins. For those inclined towards sports and leisure, the area offers excellent facilities such as the Leisure Centre and Golf Club.

Surrounded by the stunning Marlborough Downs, Pewsey Vale, and Kennet Valley, the town is enveloped in some of the most captivating countryside scenery. Convenient transport links include the M4 Junction 15, just 8 miles away, providing easy access to London and the West Country.



## Maurice Way, Marlborough

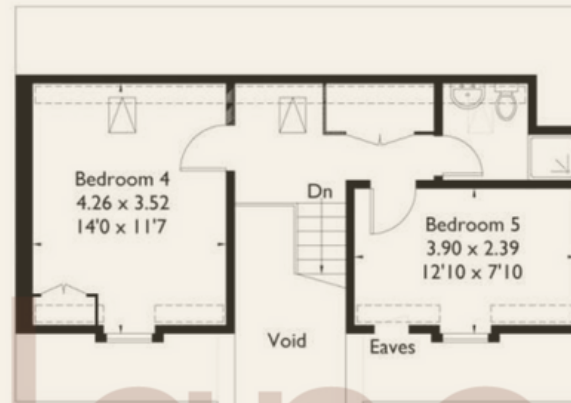
Approximate Gross Internal Area  
 House = 163 sq m / 1754 sq ft (Excluding Void)  
 Garage = 26.8 sq m / 288 sq ft  
 Total = 189.8 sq m / 2043 sq ft



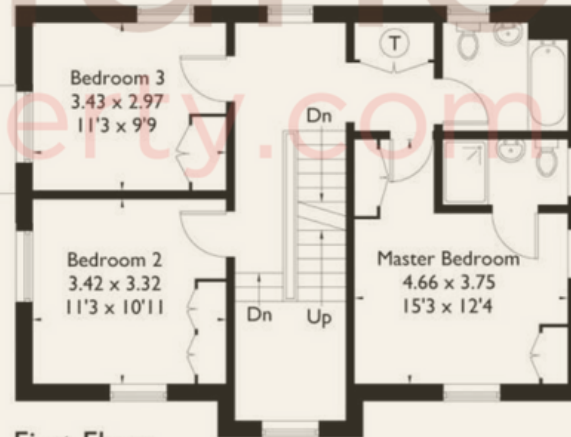
(Not Shown In Actual Location / Orientation)



Ground Floor



Second Floor



First Floor

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**LIVE**

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**If you would like to view this property then please get in touch.**

☎ 01672 514380

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**Old Town.**  
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 ☎ 01793 296880

**Swindon.**  
 The Village Centre,  
 Redhouse SN25 2FW  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements